

Realty Stock Review

December 23, 1988

Volume IX, Number 24

1988 closes on a mixed note for realty stocks

SEE MAC

It appears that 1988 will close out as a surprisingly mixed year for realty stocks with developers and real estate operating companies matching the market, but average total returns for REITs falling short of the S&P 500. Although final price and dividend data are not yet in, we gauge the 113 REIT stocks we track down 0.7% on price with roughly a 9.8% dividend yield. That's a total return around 9% vs. a 12% total return on the S&P 500. However, operating companies did well with a 12.6% price increase, staying roughly even with the S&P.

The REIT performance is disappointing for a few reasons. Since 1972, equity REIT stocks have *outperformed* the broad market by three points, so 1988 is not in line. More puzzling is the REITs' 1.9% price decline between Nov. 23 and Dec. 19, in the face of a 1.9% increase in the S&P. Before that sudden 3.8-point negative spread, REITs looked as if they would close slightly ahead of the S&P based on total return.

Part of the weak relative performance can be traced back to the Oct. 1987 market crash. REITs declined about two-thirds as much as the broad market on Black Monday and recovered more quickly. So REITs didn't have as much upside road to travel after Jan. 1. Continued interest rate pressure is hurting as well, particularly mortgage and CMO REITs. But more importantly, the broad market strength is somewhat illusory. We're still seeing the market force-fed with takeover/LBO speculation by investors who don't believe the bubble will burst. The REITs' smaller market capitalization generally means they don't participate in such swings.

We're still bullish on certain REIT categories, particularly seasoned equity trusts. Mortgage REITs will continue to suffer from interest rates, which we expect to

pick up through first quarter and not abate before next fall.

Biggest Winners

REITs	Operating Cos.
Americana Hotel ... +47%	Trust Amer. Ser. ... +127%
Hollywood Park ... +44	J.M. Peters +89
Inv. Mtg. Secs. ... +42	Del Webb +85
HMG/Courtland ... +34	Princeville +83
JMB Realty +33	Redman Industries +68
Cal REIT +31	Newhall Land +66
Prop. Trust Amer. +29	Fannie Mae +65
Bradley RE +26	K&B Home +64
Cousins Properties +26	Punta Gorda Isle .. +64
Washington REIT .. +26	Land mark Land .. +62

Biggest Losers

REITs	Operating Cos.
Wedgestone Fin. ... -76%	Consolidated Cos. -95%
Residential Mtg. -50	General Homes -75
BB Real Estate -46	Security Capital -72
Beverly Investment -39	Writer Corp. -68
Hotel Investors -38	Con. Cap. Realty .. -68
MDC Asset -33	Farragut Mortgage -67
Linpro Spec Pr -32	Radice -60
Clevetrust -29	Props of America .. -59
First Cont. RE -29	Southmark -57
Health Care REIT .. -26	Equitec -54

Examining the winners and losers points one of the chief advantages of REITs.

While the 10 best real estate operating companies gained around 81%, the top 10 REITs lagged with a 35% gain. On the other hand, the 10 worst operating companies slid 63% while the REITs lost only 40%. Even when you hold a weak stock, REITs' low volatility offers significant downside protection.

The biggest surprise, however, is that 1988's biggest winner turned out to be a mortgage banker, Trust America Service Corp. (TRS-\$7.38), at a time when most stocks in that industry are doing poorly.

The tiny Tampa banker's secret is that it originates no mortgages itself, but finances or packages the production of dozens of mom-and-pop bankers and small S&Ls scattered around the country. Those third-party originators are too small or unskilled to efficiently package the loans for quick resale on their own. TRS also uses no interest rate hedging schemes, which is risky but further reduces costs. In Aug., TRS for the first time bought a mortgage servicing operation (from Equitable Life Assurance) and now maintains a \$1.4 bil. portfolio.

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Our sister service **REALTY STOCK DIGEST** contains complete EPS, dividend and news reports on 250 realty stocks. Subscribers may call or write for a free sample copy.

Portfolio Selector of Stocks For Your Investment Goals

We list below stocks we believe are currently usable in your portfolio. They are grouped into six major categories reflecting broad investment goals, so you can match the to your specific investment goals. Purchases (or sales) should be made at or below prices listed in the "Limit" column at the right. Stocks currently selling above

our suggested limits are marked with an "*" and should be bought only on declines below the prices noted. For instance, most homebuilders/developers are above their target prices, indicating caution in this group.

The Selector also lists REALTY STOCK REVIEW's exclusive Ranking of each stock; the major property type in its portfolio or business activity; and the geo-

graphic area in which it operates. Our recommended strategy for now is to favor seasoned shopping center REITs with a bias toward the Northeast.

We have added five stocks to Selector this month: Eastgroup Props., Universal Health Rlty. Income, Health Care REIT and Southwest Realty LP, all as reviewed Dec. 9; and B.B. Real Estate, reviewed this issue.

Portfolio Selector List of Realty Stocks for Current Investment

Stock (RSR Review)	RSR Rank	Prop. Type	Prop. Region	Current Advice/Limit	Stock (RSR Review)	RSR Rank	Prop. Type	Prop. Region	Current Advice/Limit
SEASONED EQUITY REITs: INCOME PROPERTY OWNERSHIP					FINANCIAL SERVICES/MORTGAGE BANKING				
Stable Income & Asset Growth					Variable Yield, Rate Risk & Price Volatility				
Bradley Rl. (7/8/8)	A	SC	MW	Buy to 14	Koger Prop. (11/25/8)	A	OFF	SE	Buy to 28
BRE Props. (7/8/8)	A	APT/SC	CA/WA	Buy to 31	Perini Inv. (11/18/8)	B	OFF/IND	NAT	Buy to 17
Burnham Pac. (10/14/8)	B	SC/OFF	CA	Buy to 20	Rouse Co. (6/10/8)	A	SC/LAND	Nat	Buy to 25
Chicago Deck (7/8/8)	B	LAND	IL	Hold/Buy to 22#	Shoptec Lau. LP (8/12/8)	NR	SC	MD	Buy to 10
Cousins Prop. (7/8/8)	A	LAND/OFF	GA	Hold/Buy to 15.25	AGGRESSIVE RECOVERY/TAKEOVERS/LIQUIDATIONS				
Dial REIT (9/23/8)	NR	SC	MW	Buy to 18	Speculative yield, Uncertain Outcome, High Price Volatility				
Duke Rlty. (10/28/8)	B	OF/IND/SC	IN/OH	Buy to 6.50	Ameribanc Inv. (9/23/8)	B	S&L/MTG	VA	Buy to 12
Federal Rl. (10/14/8)	A	SC	NE	Buy to 22	Lomas Fincl. (5/13/8)	B	MTG/DIV	NAT	Hold/Buy to 12.25
First Union (10/14/8)	A	SC/OFF	NAT	Buy to 20	Unicorp Amer. (7/10/7)	B	S&L/OFF	NAT	Hold/buy to 7
HRE Props. (10/14/8)	A	SC/OFF	NAT	Buy to 23	HOMEBUILDERS/INCOME PROP. DEVELOPERS/LAND DEVELOPERS				
IRT Prop. (10/14/8)	A	SC	SE	Hold/Buy to 18#	Development/Money Market Risks, Price Volatility				
Intl. Income (10/14/8)	A	SC	NAT	Hold/Buy to 13#	Amrep Corp. (11/18/8)	C	LAND	NM	Buy to 10
MGI Props. (7/8/8)	A	APT/OFF	SE/MW	Buy to 18	Genl. Dev. (6/10/8 & 7/22/8)	C	LAND/HSG	FL	Hold/buy to 12#
New Plan Rlty (10/14/8)	A	SC	NE	Hold/Buy to 15#	Hovnanian Ent. (6/10/8)	B	HSG	NJ/FL	Hold/buy to 5#
Penn. REIT (7/8/8)	A	SC/APT	NE	Buy to 23	Inter. Genl. LP (4/8/8)	B	LAND/APT	MD/PR	Buy to 8
Prop. Tr. Am. (7/8/8)	A	SC/APT	TX/CO	Buy to 10	K&B Home (6/10/8)	B	HSG/CMCL	CA/FR	Hold/buy to 12#
REIT of Cal. (3/11/8)	A	SC/OFF	CA	Buy to 16	Leisure Tech. (6/10/8)	C	RET HSG	CA/NJ	Hold/buy to 3#
Santa Anita (10/14/8)	A	SC/RACE	CA	Hold/Buy to 31#	Lennar Corp. (6/10/8)	A	HSG	FL	Buy to 18
Sizeler Inv. (7/8/8)	B	SC	LA	Buy to 15	Major Rlty. (11/18 & 25/8)	C	LAND/CMCL	FL	Hold/buy to 10#
Utd. Dom. (10/14/8)	A	APT	VA/NC	Buy to 18.50	Newhall Land (11/18/8)	A	LAND	CA	Hold/buy to 38#
Washington REIT (10/14/8)	A	OFF/APT	DC	Hold/Buy to 17.50#	Oriole Home (3/27/7)	C	HSG	FL	Hold/buy to 8#
Weingarten Rl. (10/14/8)	A	SC	TX	Buy to 27	Ryland (11/18/8)	A	HSG	NAT	Hold/buy to 16#
Western Inv. RE (10/14/8)	A	SC	CA	Buy to 18	Sid. Pacific LP (11/18/8)	A	HSG	CA	Buy to 12
REITs: FIXED & PARTICIPATING MORTGAGES/LEASEBACKS					PROPERTY TYPES: APT=Apartment; CMCL=Commercial; DIV=Diversified; HOT=Hotel/Motoring; HSG=Housing; IND=Industrial; LAND=Land Devel.; MTG=Mortgage; OFF=Office; RACE=Race track; RET HSG=Retirement housing; SC=Shopping Center; S&L=Savings & Loan.				
Higher Income, Lower Growth, plus Interest Risk					PROPERTY LOCATIONS: NE=Northeast; SE=Southeast; SW=Southwest; MW=Midwest; W=West; NAT=National.				
BRT Realty (5/13/8)	B	APT	NE	Hold/buy to 18#	States are Postal Service code.				
*Copley Prop. (12/9/8)	B	IND	W	Buy to 18	Buy limits are approx. maximum purchase prices at publication date.				
*Eastgroup Pr. (12/9/8)	B	OFF/SC	NAT	Buy to 23	Additions or changes underlined; Review/comment dates in paren.				
*Health Care Pr. (12/9/8)	A	MED	NAT	Buy to 27	* Reviewed in Dec. issues. # Stock selling above limit price.				
*ICM Prop. (12/23/8)	B	OFF	NAT	Buy to 10					
MSA Rlty. (7/8/8)	C	SC	MW	Buy to 9					
*Meditrust (12/9/8)	B	MED	NAT	Hold					
Mellon PMT (5/13 & 10/28/8)	C	SC	NAT	Buy to 8					
Mtg. & Rlty. (9/9 & 10/28/8)	B	DIV	NAT	Buy to 20					
*Mtg. Inv. Plus (12/23/8)	B	OFF	CA	Buy to 8					
Presidential Rl. (10/24/6)	B	APT	NE	Hold/buy to 12#					
*Rock Ctr. Prop. (12/23/8)	B	OFF	NY	Buy to 21					
*Univ. Hlth. Rl. (12/9/8)	A	MED	NAT	Hold/Buy to 11#					
INVESTMENT BUILDERS/INCOME PROPERTY OWNERS/MLPS									
Faster Growth, Development Risks Plus Higher Price Volatility									
EQK Green Ac. LP (4/11/8)	B	SC	NY	Buy to 13					
Equit. RE Sh. LP (8/12/8)	NR	SC	MI/MN	Buy to 10					
Forest City (6/10/8)	B	SC/OFF	NAT	Buy to 42					
Gould LP (1/9/7)	B	OFF/APT	NE	Hold/Buy to 45#					

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Continued from page one.

Even though TRS shares were strong this year the stock has been quite volatile swinging from as low as \$2.75 to \$8 then to \$5 then back up to \$7.38.

Other than evoking tearful memories of that stock you sold two weeks before the price ran up, the lists call attention to planning investment strategies for 1989. Will this year's strong companies stay strong or have they run out of steam? Or should you focus on 1988's dogs for companies poised for a rebound simply because they have dropped so low they can't go anywhere but up?

While our biases run toward stocks of consistently high quality, the list of last year's losers makes recovery plays pretty tempting.

Big 1987 Losers That Recovered

	1987 loss	1988 change
General Development	-38%	+14%
Hollywood Park	-43	+44
Invig Mt Scs	-43	+42
Nooney	-44	+6
Unicorp American	-58	+17
Cal REIT	-60	+31
NV Ryan	-61	+60
Del Webb	-67	+84
Schult Homes	-70	+50

Big 1987 Losers That Kept Sliding

	1987 loss	1988 change
Southmark	-45%	-57%
Trammel Crow REIT	-45	-11
Johnstown Consolidated	-50	-10
MDC Holdings	-55	-52
National Enterprise	-68	-18
General Homes	-72	-75
Writer Corp.	-75	-68
Farragut Mortgage	-77	-67
Southland Financial	-88	-44
Radice Corp.	-90	-60

What piques our interest is that a good number of 1988's big winners were 1987's real dogs, although most long-term holders did not recover their losses. The question is not whether you should stick by a loser that has already cost you money. That's generally not a winning strategy.

But aggressive investors should cull through the new losers list for opportunities. We're already recommending Clevetrust (CTIS- \$5), for aggressive accounts. New additions reviewed in this issue are B.B. Real Estate Investors (BBR- \$3.25), which combined with Del Webb Investors and has bought 80% of Cal REIT this year, and Hotel Investors (HOT - \$9.38). We briefly review these two below.

HOTEL INVESTORS

Hotel Investors (HOT—NYSE—\$9.38) could be the REIT turnaround stock of 1988. We emphasize the could aspect because a lot of events in the soggy hotel market have to break right for HOT. HOT was one of 1988's biggest losers because it halved its dividend to \$1.00 annual rate late in the year in recognition of big problems at two large hotels.

Gut Issue: Will HOT's foray into Las Vegas pay off in 1989? HOT's two big 1988 problems were the 190-room Indian Wells (Palm Springs area) Ramada and Bourbon Street hotel in Las Vegas.

In Palm Springs, Indian Wells has just completed its renovation in time to catch this year's winter season; 1988 was a downer, altho the hotel shows positive operating cash flow before any investment return.

In Las Vegas, Bourbon Street Hotel & Casino, a 150-room hotel on the Vegas Strip, was completely resigned and landscaped, and hotel rooms redone, to let its casino attract important foot traffic; renovation work caused 1988 business to

tumble. Also in Vegas, HOT is about ready to begin a \$25 mil. addition to double capacity to 600 rooms at the King 8 Hotel; the addition will rise on an adjoining former truck stop site to minimize disruption.

Excluding the two 1988 problems, HOT occupancy climbed 2% to 62% in the Sept. qtr. Less severe problems are being corrected at Atlanta-Northlake, renamed the Vantage Hotel with a modified suites concept, again with good initial results. But Merrimack Inn near Nashua, N.H. remains impacted by severe competition.

Summing it all up, HOT's new \$1.00 dividend should be held in 1989, altho we think chances of any uptick probably await 1990. Cash flow likely will be in the \$1.00-\$1.25/sh. range, with wide variations possible based on the pace of recovery.

Advice: We are moving HOT to our Aggressive Recovery Group on Page 2 and would buy in aggressive accounts below \$10. Any evidence of recovery should boost the stock in 1989. (KDC)

BB REAL ESTATE

B.B. Real Estate (BBR—ASE—\$3.63), formerly Del Webb Investment Properties, was another big loser following a mid-year tender offer at \$5.50/sh. that conveyed control to the Sacramento based adviser to Commonwealth Equity Trust. Commonwealth is a \$400 mil. asset REIT whose shares are traded only in California, hence isn't tracked by REALTY STOCK REVIEW.

It now appears the Del Webb acquisition was the adviser's first step toward achieving a national platform for real estate. In Nov. BBR tendered for control of troubled California REIT and has just bought 79.4% of CT's shares at \$6.40/share (total cost: \$25.2 mil.). BBR maintains that it didn't overpay but will earn 10%-plus on CT's leasebacks while writing down CT's troubled Texas apartments to minimal value.

BBR has said it will propose combining the two, at a ratio of 0.9 CT share for each BBR share, as soon as practicable. The combined entity would have about \$94 mil. assets and \$7.16/sh. book value before the effect of any exchange.

That 50% discount to book value is what catches our eye. Probably the biggest reason for the discount is BBR's low \$0.25/sh. dividend, a rate set just after last summer's control change. Since the portfolio has been in flux since then, the rate isn't meaningful, in our opinion.

Advice: We are adding BBR to Portfolio Selector (p.2) as a buy in aggressive longer-term accounts. (KDC)

APPRAISED ASSET VALUE COMPARISONS

QUALIFIED REITS	DATE	APP. VALUE/ SHARE	% PRICE TO APP. VALUE
BRE PROPERTIES #	7/88	\$35.50	-15.1%
CEDAR INC. FUND I #	12/87	\$ 8.92	-24.3%
COPLEY PROPS #	12/87	\$22.88	-24.3%
DUKE REALTY INVST #	11/88	\$ 8.70	-24.1%
EQK RLTY INV. I #	12/87	\$18.10	-40.6%
GRUB & ELLIS REIT	12/87	\$ 9.07	-24.2%
INTL. INCOME PROP. #	12/87	\$18.26	-26.1%
MSA REALTY CORP	12/87	\$10.20	-26.5%
NEW PLAN RLTY TR #	7/88	\$16.27	-24%
PRUDEN RL CAP SH #	12/87	\$ 2.31	-45.9%
SANTA ANITA	6/87	\$26.46	22.8%
SIERRA CAP RLTY IV #	12/87	\$ 7.88	-28.6%
SIERRA RE EQ83 #	12/87	\$10.11	-38.2%
SIERRA RE EQ84 #	12/87	\$ 8.40	-34.5%
TRAML CROW REI #	12/87	\$13.11	-44.7%
TRAVELERS RLY INC	6/88	\$11.65	-16.3%
USP REIT #	12/87	\$11.73	-37.1%
AVERAGE			-26.0%
OPERATING COMPANIES			
BAY FINCL CORP.	5/88	\$26.02	-54.8%
CENTENNIAL GROUP	12/86	\$ 7.71	-61.1%
EQK GRN ACRES LP #	12/87	\$13.31	-23%
FORUM RET PFD UN #	12/87	\$10.89	-38.0%
MAJOR REALTY	9/87	\$22.00	-53.4%
MONY RL EST INV.	5/88	\$10.34	-20.2%
NEWHALL LAND	12/87	\$37.72	-42.5%
PERINI INV PR #	6/88	\$23.25	-26.9%
ROUSE CO #	12/87	\$27.13	-11.5%
SOUTHWEST RLTY #	12/87	\$ 7.72	-90.3%
AVERAGE			-31.6%

Appraised market values of net assets (i.e., properties held) are reported publicly by companies. Values are estimated by management and concurred in by independent appraisers except for New Plan Realty, management estimate only. Shares values are fully diluted. a-Entity has not revalued mortgages.

Southmark Liquidity Concerns Trigger Sell Signal

We are becoming increasingly concerned over the prospects of Southmark Corp. (SM-NYSE-\$1.75). The Dallas-based real estate and financial services company is sending signals that its liquidity problems have become more severe and we believe that the company's securities have become too dicey for even aggressive recovery players.

In a report to the SEC last week, SM said it has been forced to put up \$63 mil. in collateral to appeal two separate court cases it recently lost. More importantly, the company's anxious banks are balking at renewing \$100 mil. lines of credit. And for the first time SM acknowledged that it will not be able to meet loans and bonds coming due in the next two years on the current schedule if its property and asset sales don't come off as expected.

Further, this week's blowup of the pending sale of SM's 89%-owned Integon insurance unit to investor Eli Jacobs, which was expected to generate \$200 mil. cash, puts additional pressure on SM. SM said it expected to come up with an equal or better deal for Integon within 120 days, but a reprise may be tougher now that the Jacobs deal has collapsed.

The problems with Integon point to another problem SM could face in the next few months. If the market turns more negative on SM, asset sales could become tougher and tougher to cut. One big problem is that under the U.S. Bankruptcy Code, deals can be unwound if the seller files for Chapter 11 within 90 days after the sale is completed. If buyers believe SM can't stay out of Bankruptcy Court, some might want to avoid the hassle of having a deal declared a voidable preference and shy away from dealing with the company.

As you read this, the SM stock ownership of SM Chairman Gene Phillips and Vice Chairman William Friedman is becoming clouded. Last December, SM loaned the pair \$10 mil. to cover margin calls on their SM stock, of which they control 23%. SM then traded in a \$7-\$4 range. Although Friedman and Phillips recently have been selling part of their shares to raise cash, a company insider says that the pair appears unable to pay off the loan. SM directors will meet in the last days of December to decide whether to extend the loan or foreclose on Phillips and Friedman's private holding company Syntek, into which their shares are deposited. Syntek also holds the pair's shares of National Realty L.P. and American Realty Trust.

The board's decision could be sensitive. If they extend the loan term, SM directors could be criticized for favoritism. On the other hand, even SM execs privately concede that Wall Street might look at the company more favorably if Phillips and Friedman no longer held that sizeable block.

However that turns out, we recommend that you sell any SM common or preferred stock and bonds. We strongly believe that at best SM will try to force an equity-for-debt swap for its preferred and possibly some of the bonds during 1989, which means dilution. At worst, the company could be forced to file for Chapter XI in a Texaco-type maneuver. We have said before that we believe SM execs are preparing for the worst case through its proposed restructuring (RSR Nov. 22). SM's noises about liquidity are too ominous to ignore. We fervently hope SM can avoid bankruptcy shoals but also think a frank discussion of that eventuality serves the interests of all investors. (JMH/KDC)

Mortgage Investments Plus, Inc.

MIP, a mortgage/joint venture REIT, has a portfolio of Southern and Central Calif. office and industrial properties. MIP is managed by a subsidiary of Weyerhaeuser Co. and has gotten off to a fast start since coming public in 1985.

Gut Issue: How long until MIP's non-earning Harbor Point loan problem is resolved, unleashing cash flow and possible dividend growth? During the Sept. quarter and nine months, MIP realized partnership preferred return and operating cash flow increases from maturing properties of \$0.02 and \$0.06 per share. Gains were offset by the non-earning \$7.4 mil. loan/equity investment in Harbor Point, 150,000 sq. ft. Los Angeles industrial property. It is vacant a year after Nov. 1987 completion.

MIP seeks debt/equity loans funding new construction or renovation projects, expecting to refinance these construction loans at completion of leasing. It seeks to end up with 50% of equity for which it may pay varying amounts depending upon

speed of leaseup. Thus MIP wants fast rentup of projects. A negative: Cash flow may run negative on startup projects, hurting MIP's EPS and CFS reported to Wall Street.

Ability to refinance is MIP's acid test, and so far MIP has refinanced five projects for \$75.9 mil. — or 5 of 11 completed projects. MIP has committed another \$102.1 mil. to joint ventures (\$76 mil. mortgages and \$26.2 mil. equity investment). In late Sept. MIP obtained \$14.1 permanent financing on the Occidental Plaza building in Bakersfield, CA. The loan is for three years at a 9-1/2% fixed rate. In Oct. a \$10.3 mil., 9-1/2%, refinancing was closed for Civic Commerce Center, Irwindale, CA.

Leasing is generally going well on completed buildings, with 1.64 mil. sq. ft. 79% leased at Nov. '80 (86% excluding Harbor Point).

Advice: Buy/hold for yield and potential higher returns. (MJH)

END 12238 #36

Smart Money

ICM Property Investors Inc.

ICMProperty (ICM--NYSE--\$9.38) invests in both debt and equity positions, individually and thru joint venture partnership, in office properties. Soft leasing markets have hurt; complex accounting obscures results.

Gut Issue: Why is the market ignoring clear signs of improvement? Two reasons are possible: Reason One, the stock market simply doesn't believe any numbers reported by real estate companies anymore. But ICM has traditionally been painfully straightforward about its results: it began reporting leasing percentage for each individual investment property nearly two years ago and also has stripped the mystery from rental concessions in today's office market by reporting differences between amounts of space leased (75% for ICM at Sept. 30) and amounts paying cash (63% at Sept. 30).

This openness led ICM to announce recently that its joint venture partners have leased 67,000 sq. ft. at its Maitland Colonnades property in Orlando, bringing occupancy there to 88% and to 79% for ICM's entire portfolio. The 252,000 sq. ft. Colonnades had been the slowest leasing office in ICM's portfolio. We estimate the deal ultimately could add \$0.05-\$0.10 per share to ICM's annual cash flow, which has been falling \$0.11-\$0.12/sh. short of ICM's \$1.36 payout. The AT&T lease thus goes a long way to protect ICM's current payout.

Reason Two: ICM's complex joint venture format obscures

results; under general accounting principles cash paid to ICM by ventures is reported as reduction in investment cost. On a cash flow basis, ICM uses this cash for dividends. The differences are striking: ICM reported losing \$0.43/sh. under general accounting principles for the nine months thru Sept., while distributable funds (cash flow) were positive \$0.91. As ICM properties lease up, this spread should disappear and the numbers converge.

ICM's \$95.4 mil. portfolio divides 59% joint venture partnerships (ICM investment: \$5.5 mil. equity, \$50.9 first mortgages); 28% wholly-owned properties; and 13% in complex ownership of the Texas Bank North Bldg. in San Antonio. ICM's recent choice of investment has been equity gap funding of partnerships, where developer contributes property, subject to existing third-party financing, and ICM makes small initial equity contribution, in exchange for a preferred property interest. ICM's investments with Sept. 1988 occupancy adjusted for the AT&T lease:

Type(number)	Mil.\$	Sq.Ft.	Occ.
Joint ventures(6)	\$56.4M	1,028,900	81%
Wholly owned (2)	27.1	197,200	85
Texas Bank No. (1)	12.5	165,700	59
Totals	\$95.4M	1,391,800	79%

Advice: We retain shs. in Portfolio Planner; they are buys on any dips below \$10. (KDC)

END 12238 #36

Rockefeller Center Properties Inc.

Rockefeller Center (RCP--NYSE--\$19.25) holds a \$1.3 bil. mortgage convertible into 71.5% interest in the Manhattan urban center of the same name. Conversion isn't permitted for 12 years, until Dec. 2000. RCP common was sold to the public in Sept. 1985 in a complex deal with massive overhanging dilution. Now RCP is using some fancy financial footwork to limit this dilution and boost ultimate common share value.

Gut Issue: Can RCP continue to eliminate overhanging dilution? Starting a year ago, RCP began repurchasing its convertible securities and has now paid \$142.2 mil. to eliminate 21 mil. shs. from the potential 72.16 mil. conversion shares, about double the 37.5 mil. shs. outstanding. Repurchases have already increased the ultimate ownership percentage for outstanding common shares by 8%, from 34.2% to 42.3%. RCP has now bought 15% of \$335 mil. of current coupon debentures convertible at \$11.82; and 38% of \$952.25 mil. face amount zero coupon debentures convertible at \$21.71 into 43.86 mil. shs. But debenture repurchases halted after mid-1988 and current prices probably preclude any new buys for awhile.

To fund the \$142.2 mil. repurchases, RCP has borrowed \$365 mil. from banks, using \$223 mil. excess borrowings to buy high-grade securities whose cash flow matches bank interest payments. RCP hopes this matching maintains cash flow but about \$40 mil. of borrowings aren't protected against rate rises. We

think this gives RCP enough cushion to maintain the current \$1.84 dividend, although the nontaxable portion (25% to date this year) could fall if more debentures are repurchased.

RCP's ultimate value still hinges upon appreciation at the underlying Rockefeller Center, the 6.2 mil. sq. ft. complex was 98.5% occupied at Sept. 30 vs. about 87% for midtown Manhattan, and new rents run \$40-\$45/sq.ft. The Center has signed a long-term lease assuring NBC's continued tenancy at about 91% of rents projected in RCP's 1985 offering. The Center's negative cash flow is diminishing. All this means the Center is performing more or less as projected in an overbuilt office market.

RCP's appraised value has been rising at about 5% annually, the past two years, but whether 1988's value gain holds that pace won't be known till next March. With Manhattan office construction moving west to Times Square, demand for prime space in the Rock Center area should remain strong. We think this translates into longer-term value gains in the 5%/yearly range -- or enough to give RCP a value of about \$25.50 in 2000 for a 10.36% real return over the next 12 years for very long-term investors.

Advice: We continue to see RCP common as an opportunity to earn well above premium property returns on a world-class property. (KDC)

Resorts Income

QUALIFIED REAL ESTATE INVESTMENT TRUSTS

December 23, 1988

RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS- MON 12 MO	LAST PRICE	% CHANGE NOV 22	FROM- JAN 1	P/E RATIO	% ANN YIELD	% FR TO BK	RETURN ON BK	MKT VAL MIL \$	
B	AMER HEALTH PROP# (12/09/88)	NY-AHE	2	11086	18.71	2.12 SEP	2.09	18.13	-2.7	21.8	8.7	11.7	-3.1	11.2	200.9
C	AMERICAN REALTY (05/13/88)	NY-ARB	4	21728	6.58	0.60 S SEP	1.86	4.00	-3.0	-11.1	2.2	15.0	-39.2	28.3	86.9
B	ANGELL REAL EST# (12/09/88)	NY-AGR	2	3622	13.86	1.52 S SEP	1.72	8.75	-5.4	-12.5	5.1	17.4	-36.9	12.4	31.7
*	B-B RL EST INV # (12/23/88)	AS-BBR	1	6412	6.54	0.26 SEP	0.26 D	3.63	-6.5	-39.6	13.9	7.2	-44.6	4.0	23.2
C	BEVERLY INV PROP# (12/09/88)	NY-BIP	2	8195	19.77	1.60 SEP	2.32	11.25	11.1	-39.2	4.8	14.2	-43.1	11.7	92.2
*	BODDIE-NOEL PROP# (05/22/87)	AS-BNP	2	2850	11.42	1.36 SEP	1.38	13.00	-3.7	23.8	9.4	10.5	13.8	12.1	37.1
A	BRADLEY RL EST (07/08/88)	OC-BRLYS	1	3360	2.68	0.68 AUG	1.39 D	13.25	1.9	26.2	9.5	5.1	394.4	51.9	44.5
A	BRE PROPERTIES # (07/08/88)	NY-BRE	1	7867	19.52\$	2.40 OCT	2.37 U	30.50X	3.2	14.0	12.9	7.9	56.3	12.1	239.9
B	BRT REALTY (05/13/88)	NY-BRT	4	7280	14.59	2.48 SEP	2.53 U	18.75X	0.6	14.5	7.4	13.2	28.5	17.3	136.5
B	BURNHAM PAC PROP# (10/14/88)	AS-BPP	1	4149	13.04	1.32 S SEP	1.22	18.75X	1.8	17.2	15.4	7.0	43.8	9.4	77.8
B	P-CALIF JOCKEY CLUB (08/12/88)	AS-CJ	1	5773	4.34	1.00 SEP	0.87	15.00	-2.4	-11.1	17.2	6.7	245.6	20.0	86.6
C	CALIFORNIA REI (03/11/88)	NY-CT	1	4965	6.93	0.40 S SEP	-0.15	5.88X	-4.4	30.6	0.0	6.8	-15.2	-2.2	29.2
*	F-CEDAR INC FUND I# (01/09/87)	OC-CEDR	1	1440	8.70\$	0.64 SEP	0.47	6.75	-10.0	-3.6	14.4	9.5	-22.4	5.4	9.7
*	CENTRAL REALTY (05/13/88)	OC-CHRT	3	2147	0.16	0.00 SEP	-0.26 S	0.25	0.0	33.0	0.0	0.0	56.3	-162.5	0.5
B	CENVILL INVSTR (05/13/88)	NY-CVI	3	6883	12.97	2.00 SEP	2.19	15.88	0.0	-6.6	7.2	12.6	22.4	16.9	109.3
B	CHICAGO DOCK&CANL (07/08/88)	OC-DOCKS	1	5784	6.49	0.24 JUL	0.05	25.00	-1.0	25.0	500.0	1.0	285.2	0.8	144.6
C	CLEVETRUST RLTY # (08/12/88)	OC-CTRS	3	1971	18.09	0.00 JUN	0.38	5.00	-16.7	-31.0	13.2	0.0	-72.4	2.1	9.9
C	COLUMBIA RE INVST (09/09/88)	AS-CIV	4	5856	9.20	0.88 S SEP	0.91	6.63X	3.3	23.3	7.3	13.3	-28.0	9.9	38.8
B	CORLEY PROPS # (12/09/88)	AS-COP	3	4008	17.46\$	1.68 S JUN	1.63	17.38	-2.1	3.0	10.7	9.7	-0.5	9.3	69.6
C	COUNTRYWIDE MTC (09/09/88)	NY-CWM	4	13245	8.96	0.80 SEP	0.91	5.25	-4.5	-23.6	5.8	15.2	-41.4	10.2	69.5
A	COUSINS PROPS (07/08/88)	OC-COUS	1	17347	6.51	0.60 SEP	0.63	16.00	4.9	28.0	25.4	3.8	145.8	9.7	277.6
*	F-CRI INS MTC II (10/14/88)	NY-CII	4	8536	15.30	1.39 SEP	1.74	13.75X	1.5	-12.7	7.9	10.1	-10.1	11.4	117.4
B	DEL-VAL FINCL (10/14/88)	NY-DVL	4	3910	10.72	1.80 SEP	1.79	17.00X	5.5	-1.4	9.5	10.6	58.6	16.7	66.5
B	DIAL REIT INC # (01/09/87)	OC-DEAL	1	1755	17.81	1.64 JUN	1.58	17.25	1.5	0.0	10.9	9.5	-3.1	8.9	30.3
B	DUKE RLTY INVST # (10/28/88)	NY-DRE	1	8594	7.21\$	0.68 MAR	0.60	5.50	-2.2	-13.7	9.2	12.4	-23.7	8.3	47.3
B	EASTGROV PROPS (12/09/88)	AS-EGP	1	2539	18.88	2.60 S SEP	4.39 U	21.63	-4.9	1.8	4.9	12.0	14.5	23.3	54.9
B	EASTOVER CORP (12/09/88)	OC-EASTS	3	1175	13.98	1.60 S SEP	2.48	13.50	-1.8	0.9	5.4	11.9	-3.4	17.7	15.9
B	EMERALD MTC INVST (09/23/88)	NY-EIC	4	8000	9.22	1.36 U ---	0.00	8.00	-7.2	-20.0	0.0	17.0	-13.2	0.0	64.0
B	F-EQK RLTY INV I# (10/14/88)	NY-EKR	1	7589	14.51\$	1.66 JUN	1.70	10.75X	-4.0	-9.5	8.3	15.4	-25.9	11.7	81.6
A	FEDERAL REALTY# (10/14/88)	NY-FRT	1	13751	10.01	1.32 S SEP	1.44 U	21.25	3.7	6.9	14.8	6.2	112.3	14.4	292.2
A	FIRST COMTL REIT (10/28/88)	OC-FCRES	4	4103	3.25	0.00 AUG	-1.91 U	0.63	-16.7	-28.6	0.0	0.0	-80.8	-58.8	2.6
A	FIRST UNION RE# (10/14/88)	NY-FUR	1	18008	9.09	1.50 S SEP	1.63	18.25	1.4	0.7	11.2	8.2	100.8	17.9	328.6
*	GOLDEN CORRAL # (10/09/87)	OC-GCRA	2	1480	9.23	1.00 JUN	1.15	9.25	2.8	12.1	8.0	10.8	0.2	12.5	13.7
B	F-GRUB&LLS REIT (10/09/87)	OC-GRIT	5	2500	9.04\$	0.72 SEP	0.74	6.88	-3.5	5.8	9.3	10.5	-23.9	8.2	17.2
A	HEALTH CARE PR# (12/09/88)	NY-HCP	2	8165	21.94	2.71 SEP	2.80	25.63	-3.3	-6.8	9.2	10.6	16.8	12.8	209.2
B	HEALTH CARE REIT (12/09/88)	AS-HCN	4	5903	12.08	1.52 SEP	1.86	10.88	-6.5	-27.5	5.8	14.0	-10.0	15.4	64.2
B	HEALTHVEST # (12/09/88)	AS-HVT	2	11661	19.94	2.60 SEP	2.66	16.88	-7.5	-10.0	6.3	15.4	-15.4	13.3	196.8
C	HLTH & REHAB PRP# (12/09/88)	NY-HRP	2	9998	8.81	1.12 JUN	1.12	8.25	0.0	1.5	7.4	13.6	-6.4	12.7	82.5
C	HMG/COURTLND PROP (10/28/88)	AS-HMG	1	1212	22.75	0.60 JUN	7.50	12.50X	-3.6	37.0	1.7	4.8	-45.1	33.0	15.2
C	F-HOLLYWOOD PK RLTY (08/12/88)	OC-HTRFZ	1	3956	4.90	0.00 SEP	-0.94 U	20.25	-11.0	37.3	0.0	0.0	313.3	-19.2	80.1
C	P-HOTEL INVESTORS# (12/23/88)	NY-HOT	1	12129	16.70	1.00 JUN	0.72	9.38	5.6	-38.5	13.0	10.7	-43.9	4.3	113.7
A	HRE PROPERTIES (10/14/88)	NY-HRE	1	5984	22.49	1.80 S OCT	1.06 D	21.75	-14.7	3.0	20.5	8.3	-3.3	4.7	130.2
B	ICM PROP INVSTR # (12/23/88)	NY-ICM	3	5619	14.53	1.36 SEP	1.12	9.25	-7.5	10.4	8.3	14.7	-36.3	7.7	52.0
*	INCOME OPP RLTY # (12/24/87)	AS-IOT	3	3692	17.03	0.60 D JUN	0.92	7.75X	-2.8	-12.7	8.4	7.7	-54.5	5.4	28.6
A	INTL INCOME PR# (10/14/88)	AS-IIP	1	11528	8.05\$	1.08 SEP	0.81 U	13.50X	1.1	-1.8	16.7	8.0	67.7	10.1	155.6
*	INVG MTC SECS (10/14/88)	OC-INVG	4	682	30.69	1.40 SEP	-5.01 D	9.50	2.7	46.2	0.0	14.7	-69.0	-16.3	6.5
A	IRT PROPERTY CO# (10/14/88)	NY-IRT	1	9638	11.27	1.40 SEP	1.81 U	18.38	2.8	15.7	10.2	7.6	63.0	16.1	177.1
C	F-JOHNSTWN/CONS RL# (09/09/88)	NY-JCT	3	12280	15.17	0.70 S JUN	0.55	5.13X	-15.2	-16.3	9.3	13.7	-66.2	3.6	62.9
*	ROGER EQUITY INC# (08/26/88)	AS-KE	1	10000	18.78	1.80 SEP	1.83 I	19.25X	1.0	-3.8	10.5	9.4	2.5	9.7	192.5
C	L&N HOUSING- (05/13/88)	NY-LHC	5	2200	20.27	1.76 U SEP	-0.75	14.50X	-2.0	-21.6	0.0	12.1	-28.5	-3.7	31.9
C	LANDSING PACIFIC (06/10/88)	AS-LPPW	1	6156	18.82	0.00 ---	0.00	8.88	-1.4	-1.4	0.0	0.0	-52.8	0.0	54.6
C	LINCOLN NC RL FND (12/09/88)	AS-LRF	3	1998	13.32	1.48 SEP	1.47 U	9.00	1.4	-7.7	6.1	16.4	-32.4	11.0	18.0
*	F-LINERO SPED PROP (10/09/87)	AS-LPO	1	1856	9.08	0.00 SEP	0.28 D	2.50	5.3	-20.0	8.9	0.0	-72.5	3.1	4.6
B	LOMAS & NET MTC (05/13/88)	NY-LOM	4	11704	22.89	2.50 D SEP	2.54	18.50X	1.9	-1.3	7.3	13.5	-19.2	11.1	216.5
C	LOMAS MTC CORP (09/09/88)	NY-LMC	4	8700	20.34	2.28 D SEP	2.50	16.00X	-1.8	-12.9	6.4	14.3	-21.3	12.3	139.2
C	MDC ASSET INVSTRS (09/09/88)	NY-MIR	4	13892	15.10	2.04 D SEP	2.87	10.75X	-23.6	-32.8	3.7	19.0	-28.8	19.0	149.3
*	MEDICAL PROPS # (05/22/87)	AS-MPP	2	2369	11.83	1.20 S JUN	1.31	8.13	8.3	16.1	6.2	14.8	-31.3	11.1	19.2
B	MEDITRUST # (12/09/88)	NY-MT	2	15721	16.00	2.00 U SEP	2.04	16.63	-2.2	-14.2	8.1	12.0	3.9	12.8	261.4
C	MELLON PART MTC (05/13/88)	OC-MPMTS	5	8645	9.16	1.00 SEP	0.81 D	7.50	0.0	-3.2	9.3	13.3	-18.1	8.8	64.8
B	MERRY LAND & INV (09/09/88)	OC-MERT	3	9605	6.48	0.80 SEP	0.91	7.75	3.3	3.3	8.5	10.3	19.6	14.0	74.4
A	MGI PROPERTIES # (07/08/88)	NY-MGI	1	7727	17.38	1.60 S AUG	1.93	18.13	2.1	8.2	9.4	8.8	4.3	11.1	140.1
C	MSA REALTY CORP (07/08/88)	AS-SSS	1	8614	8.12\$	1.00 SEP	0.50 D	7.50X	-10.1	-10.4	15.0	13.3	-7.6	6.2	64.6
B	MTC & RLTY TRUST (09/09/88)	NY-MRT	3	10650	16.92	2.00 SEP	1.94	16.88	-0.7	11.6	8.7	11.9	-0.3	11.5	179.7
B	MTC INVSTMT FLUS# (12/23/88)	AS-MIP	3	9020	8.56	0.80 SEP	0.83	7.25X	1.0	3.6	8.7	11.0	-15.3	9.7	65.4
A	NEW PLAN RLY TR# (10/14/88)	NY-NPR	1	2687	6.70\$	0.96 U JUL	0.90 U	15.88	7.6	12.4	17.6	6.0	136.9	13.4	426.2
*	F-NOONEY RLY TR# (10/14/88)	OC-NRTI	1	867	16.65	0.32 JUN	0.33	9.00X	3.8	5.9	27.3	3.6	-45.9	2.0	7.8
E	ONE LIBERTY PR# (08/12/88)	AS-OLP	2	2203	14.17	1.40 JUN	1.38	14.00	-6.7	27.3	10.1	10.0	-1.2	9.7	30.8
A	PENN REIT# (07/08/88)	AS-PEI	1	8175	10.53	1.64 U MAY	1.57	21.75	2.4	0.6	13.9	7.5	106.6	14.9	177.8
B	PIITTS & WVA RR (07/08/88)	AS-PW	2	1510	6.06	0.56 JUN	0.56	6.00X	-1.8	6.7	10.7	9.3	-1.0	9.2	9.1
B	PRESIDNTL RL-A# (07/08/88)	AS-PDL.A	3	479	3.93	1.60 JUN	1.88	14.00X	1.1	14.3	7.4	11.4	256.2	47.8	6.7
B	PRESIDNTL RL-B# (07/08/88)	AS-PDL.B	3	2771	3.93	1.60 JUN	1.88	14.00X	1.9	10.9	7.4	11.4	256.2	47.8	38.8
A	PROPERTY TR AMER# (07/08/88)	OC-PTAS	1	5062	10.49	0.80 JUN	0.89	9.75	0.0	25.8	11.0	8.2	-7.1	8.5	49.4
B	F-PRU RL CAPITAL # (07/08/88)	NY-PRT	1	11135	1.41\$	0.00 ---	0.00	1.25	0.0	25.0	0.0	0.0	-11.3	0.0	13.9
B	F-PRU RL INCOME # (07/08/88)	NY-PRTR	1	11135	8.00	0.68 JUN	0.67	6.38	-1.9	6.3	9.5	10.7	-20.3	8.4	71.0
*	RAC MTC INVSTMT (09/23/88)	AS-RMR	4	14450	9.16	1.32 S SEP	1.71	8.50X	-4.3	-15.0	5.0	15.5	-7.2	18.7	122.8
B	REALTY REFUND (06/12/87)	NY-RRF	4	1021	18.28	1.69 OCT	1.36	14.25	-4.2	-2.6	10.5	11.9	-22.0	7.4	14.5
C	REALTY SOUTH (04/24/87)	AS-RSI	5	2098	11.74	1.12 SEP	1.08	10.13	0.0	22.7	9.4	11.1	-13.8	9.2	21.2
A	REIT OF CALIF# (03/11/88)	NY-RCT	1	7308	12.15	1.38 U SEP	1.28	15.75	0.0	-2.3	12.3	8.8	29.6	10.5	115.1
*	F-RES PENSION 1 (07/08/88)	OC-RPSAS	5	5622	8.49	1.04 SEP	0.86 U	7.50	3.4	-14.3	8.7	13.9	-11.7	10.1	42.2
*	F-RES PENSION														

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RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL	GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE FROM-- NOV 22 JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKX	MKT VAL MIL \$
C	STORAGE EQUITIES (10/14/88)	NY-SEQ	1	10943	14.88	1.40	SEP 0.92	11.00X	2.0 2.3	12.0	12.7	-26.1	6.2	120.4
B	STRATEGIC MTG (05/13/88)	NY-STM	4	5465	18.48	1.64 S	SEP 2.01	12.38X	-7.9 -16.8	6.2	13.3	-33.0	10.9	67.6
*	TIS MTG INVSTMT (09/23/88)	NY-TIS	4	8100	8.96	1.68 I	SEP 1.01	9.00	0.0 -10.0	8.9	18.7	0.4	11.3	72.9
C	F-TRAIL CROW REIT (07/08/88)	NY-TCR	1	9075	11.74\$	1.26	JUN 1.37	7.25	-13.4 -10.8	5.3	17.4	-38.2	11.7	65.8
C	F-TRAVELERS REIT (09/09/88)	OC-TRATS	5	2523	8.89	0.68	SEP 0.09	7.00	12.0 16.7	77.8	9.7	-21.3	1.0	17.7
C	F-TRAVELERS RLY INC (09/09/88)	OC-TRIIS	5	2132	11.96\$	0.64	SEP 0.09	9.75	-2.5 11.4	108.3	6.6	-18.5	0.8	20.8
-	TURNER EQUIT (10/09/87)	AS-TEQ	1	5067	7.70	0.44	SEP 0.44	6.00	0.0 11.6	13.6	7.3	-22.1	5.7	30.4
A	UNIV HEALTH RLTY (12/09/88)	NY-UHT	2	7150	13.87	1.40 S	SEP 1.53	11.63X	1.9 22.4	7.6	12.0	-16.2	11.0	83.1
B	USP RL EST INV (06/12/87)	AS-URT	1	3880	8.27\$	1.00	JUN 1.96	7.38	-7.8 -13.2	3.8	13.6	-10.8	23.7	28.6
A	UTD DOMIN RLY (10/14/88)	OC-UDRT	1	8268	12.60	1.16 S	JUN 1.14	18.13	0.7 5.8	15.9	6.4	43.8	9.0	149.9
*	F-VMS HOTEL INVSTMT	AS-VHT	5	9863	8.73	0.90 S	SEP 0.96	6.63	0.0 6.0	6.9	13.6	-24.1	11.0	65.3
*	VMS S/T INCOME	AS-VST	4	6918	9.16	1.23 S	SEP 1.19	7.75	-6.1 -17.3	6.5	15.9	-15.4	13.0	53.6
*	VMS STRATGIC LAND	OC-VLANS	5	11994	8.67	1.20 S	SEP 1.13	8.00	-1.5 -11.1	7.1	15.0	-7.7	13.0	96.0
A	WASH RE (WRIT) (10/14/88)	AS-WRE	1	13778	5.97	1.00	SEP 1.00	19.75X	6.2 29.5	19.8	5.1	230.8	16.8	272.1
A	WEDGESTONE FINCL (09/09/88)	NY-WDG	4	5795	8.05	0.00	SEP 0.32	2.88	-4.2 -74.7	9.0	0.0	-64.3	4.0	16.7
A	WEINGARTEN RLY (10/14/88)	NY-WRI	1	13962	13.22	1.68	JUN 2.42	23.50X	-5.7 4.4	9.7	7.1	77.8	18.3	328.1
C	WELLS FARGO M&E (05/13/88)	NY-WFM	3	6719	15.98	1.50	SEP -1.75	16.50	-5.0 -9.6	0.0	9.1	3.3	-11.0	110.9
A	WESTERN INV RE (10/14/88)	AS-WIR	1	11969	13.23	1.30	SEP 1.34	17.50	1.4 9.4	13.1	7.4	32.3	10.1	209.5
COMPANIES AND BUSINESS TRUSTS														
C	ABRAMS INDS INC	OC-ABRI	10	2234	7.50	0.24	OCT 0.56	5.75X	5.6 36.9	10.3	4.2	-23.3	7.5	12.8
B	LP-AMER INCOME PROP (08/12/88)	AS-IPS	8	2000	18.53	1.40	JUN 1.36	15.25	4.3 1.7	11.2	9.2	-17.7	7.3	30.5
*	LP-AMER INS MTG 84	OC-AIMAZ	9	10000	19.36	1.50	SEP 2.42	15.50	-1.6 -17.3	6.4	9.7	-19.9	12.5	155.0
B	LP-AMER RE PARTNERS (08/12/88)	NY-ACP	6	14736	17.47	2.00 S	SEP 0.74	15.50	-1.6 6.0	20.9	12.9	-11.3	4.2	228.4
B	AMERIBANC INV GP (08/28/87)	OC-AINVS	10	6146	9.50	0.22	SEP 1.26	10.63	1.2 46.6	8.4	2.1	11.8	13.3	65.3
*	AMERICANA HOTEL (04/08/88)	NY-AHR	L	4920	16.54	0.00	SEP 0.22	13.00	4.0 48.6	59.1	0.0	-21.4	1.3	64.0
C	AMREF CORP (11/18/88)	NY-AKR	7	6609	10.04	0.00	OCT 0.20	7.63	-6.2 -22.8	38.1	0.0	-24.1	2.0	50.4
C	ANGELES CORP	AS-ANG	11	3375	5.49	0.00	SEP -1.39	5.88	-2.1 4.4	0.0	0.0	7.0	-25.3	19.8
*	LP-ANGELES FINC PTRS	AS-ANF	9	1051	18.00	2.19 U	SEP 1.80	15.13X	-2.8 1.7	8.4	14.5	-16.0	10.0	15.9
C	BAY FINCL CORP (06/10/88)	NY-BAY	8	3906	7.86\$	0.00	SEP -7.66	11.75	-1.1 -17.5	0.0	0.0	49.5	-97.5	45.9
C	LP-BURGER KING INV (04/08/88)	NY-BKP	8	4635	17.98	1.80	SEP 1.82	13.75X	7.2 4.8	7.6	13.1	-23.5	10.1	63.7
C	LP-CAL FED INC PTNR (08/12/88)	NY-CFI	8	12799	8.17	1.00	JUN 0.67	6.38	-3.8 -3.8	9.5	15.7	-22.0	8.2	81.6
C	CALPROP CORP (11/21/86)	AS-CPP	7	4184	8.60	0.00	SEP 0.96	7.13	5.6 20.6	7.4	0.0	-17.2	11.2	29.8
C	CALTON INC (06/10/88)	NY-CN	7	24144	2.57	0.00	AUG 0.65	3.00	9.1 26.3	4.6	0.0	16.7	25.3	72.4
*	CASTLE & COOKE	NY-CKE	10	59228	12.20	0.00	SEP 2.13	27.25	5.8 47.3	12.8	0.0	123.4	17.5	1614.0
*	CENTENNIAL GROUP (07/24/87)	AS-CEQ	10	26202	5.57\$	0.00	SEP 0.28	3.00	-17.2 -7.7	10.7	0.0	-46.1	5.0	78.6
A	CENTEX CORP (06/10/88)	NY-CTX	6	15061	24.60	0.25	SEP 2.09	26.88X	1.7 55.8	12.9	0.9	9.2	8.5	404.8
C	CHAMPION ENTRPRS (10/10/86)	AS-CHB	12	7223	6.35	0.00	AUG 0.84	3.63	-6.5 11.5	4.3	0.0	-42.9	13.2	26.2
D	CHRISTIANA COS	NY-CST	7	5700	5.11	0.00	SEP -0.48	5.63	-4.3 32.4	0.0	0.0	10.1	-9.4	32.1
B	CLAYTON HOMES (10/10/86)	NY-CHM	12	15728	4.74	0.00	SEP 0.90	7.88	-6.0 9.4	8.8	0.0	66.1	19.0	123.9
*	LP-CHRWTH MTG AM-A (11/21/86)	NY-CHM	9	35000	0.39	1.10 U	SEP -1.31	2.75	0.0 -31.3	0.0	40.0	605.1	-335.9	96.3
*	COMMODORE ENV SVC (09/25/87)	OC-COES	13	46030	0.17	0.00	SEP -0.31	0.63	-16.7 -72.2	0.0	0.0	267.6	-182.4	28.8
C	COMMONWTH MTG CO (10/24/86)	OC-COMC	9	5865	4.22	0.00	OCT 0.77	3.50	-17.6 -17.6	4.5	0.0	-17.1	18.2	20.5
B	CONGRESS ST PROPS	OC-CSTP	10	1175	12.21	0.00	AUG -0.34	6.50	0.0 0.0	0.0	0.0	-46.8	-2.8	7.6
*	F-CONSOL CAP INCOME	OC-CCITS	L	11362	12.98	0.00	SEP -1.61	5.13	-12.8 -10.9	0.0	0.0	-60.5	-12.4	58.2
*	CONSOL CAP RLTY (02/13/87)	OC-CCPLS	L	5966	4.25	0.00	MAY -0.54	1.00	-27.3 -68.0	0.0	0.0	-76.5	-12.7	6.0
*	F-CONSOL CAP SPEC	OC-CCSTS	L	11486	9.76	0.00	SEP -1.03	5.00	2.6 0.0	0.0	0.0	-48.8	-10.6	57.4
C	CONSOLIDATD COS-A (12/24/87)	AS-CTD	11	11792	-2.33	0.00	SEP -5.20	0.13	0.0 -90.9	0.0	0.0	0.0	0.0	1.5
C	CONTL HNS HOLDING (05/22/87)	OC-COHX	7	3589	6.91	0.00	NOV 0.60	3.75	15.4 -11.8	6.3	0.0	-45.7	8.7	13.5
C	CONTROL RES INDS (09/25/87)	OC-CRIX	13	5320	5.80	0.00	SEP -1.04	4.13	6.5 -36.5	0.0	0.0	-28.9	-17.9	21.9
B	COUNTRYWIDE CRDIT (09/09/88)	NY-CCR	9	16671	6.24	0.32 U	NOV 0.84	5.63	2.3 -2.2	6.7	5.7	-9.9	13.5	93.8
D	COVINGTON DEVLPT	OC-COVT	7	13902	0.27	0.00	SEP -0.15	0.63	25.0 42.7	0.0	0.0	131.5	-55.6	8.7
B	LP-CRI INS MTG INV	NY-CRM	9	9100	12.19	1.78	SEP 3.46	13.38X	0.2 -27.7	3.9	13.3	9.7	28.4	121.7
D	DELTONA CORP	NY-DLT	7	5574	4.66	0.00	SEP 0.20	4.88	-2.5 21.9	24.4	0.0	4.6	4.3	27.2
*	LP-EMERALD HOMES LP (05/22/87)	NY-EHP	7	5225	6.30	1.36 S	SEP 2.39	9.00	2.9 26.3	3.8	15.1	42.9	37.9	47.0
B	LP-ECK GRN ACRES LP (04/08/88)	NY-EGA	8	10173	8.25\$	1.22	JUN 1.19	13.00	1.0 19.5	10.9	9.4	57.6	14.4	132.2
*	LP-EQUITABLE RE SC (08/12/88)	NY-EQM	8	10700	8.45	1.04 S	JUN 1.07	9.13	1.4 25.9	8.5	11.4	8.0	12.7	97.6
C	EQUITEC FNCL GP (09/11/87)	NY-EFG	11	4952	2.80	0.00	SEP -5.18	2.75	-8.3 -52.2	0.0	0.0	-1.8	-185.0	13.6
C	FAIRFIELD COMM (06/10/88)	NY-FCI	7	10851	9.57	0.00	SEP 0.13	5.88	11.9 23.7	45.2	0.0	-38.6	1.4	63.7
C	FARRAGUT MGT CO (12/19/86)	OC-FARR	9	5150	0.41	0.00	SEP -0.21	0.50	-33.3 -66.7	0.0	0.0	22.0	-51.2	2.6
B	FED NATL MTG (05/13/88)	NY-FNM	9	78623	24.89	0.96	SEP 6.88	49.75	7.3 63.1	7.2	1.9	99.9	27.6	3911.5
C	LP-FINE HNS INTRNTNL (04/08/88)	NY-FHI	11	7785	6.32	2.25 S	SEP 0.59	15.00	0.8 36.4	25.4	15.0	137.3	9.3	116.8
B	FIRST CAROLINA	OC-FCAR	10	714	31.44	0.50	SEP 1.49	29.50	0.0 18.0	19.8	1.7	-6.2	4.7	21.1
A	FLEETWOOD ENTER (10/10/86)	NY-FLE	12	22902	15.72	0.64 S	OCT 2.75	24.75	9.4 42.4	9.0	2.6	57.4	17.5	566.8
B	FOREST CITY-A (06/10/88)	AS-FCE-A	8	4063	25.39	0.38 S	JUL 2.92	40.75	0.9 44.2	14.0	0.9	60.5	11.5	165.6
B	FOREST CITY-B (06/10/88)	AS-FCE-B	8	3886	25.39	0.32 S	JUL 2.92	41.63	-3.8 46.7	14.3	0.8	63.9	11.5	161.8
C	LP-FORUM REIT FFD UNW (12/09/88)	AS-FRL	8	5932	9.66\$	1.35	JUN 0.40	6.75	3.8 -20.6	16.9	20.0	-30.1	4.1	40.0
C	FFA CORP	AS-FPO	7	4011	9.36	0.00	SEP -3.04	4.63	-15.9 -24.5	0.0	0.0	-50.6	-32.5	18.6
C	GENERAL DEVLPT (06/10/88)	NY-GDV	6	8651	23.45	0.00	SEP 3.63	12.50	-2.9 14.9	3.4	0.0	-46.7	15.5	108.1
D	GENERAL HOMES (04/10/87)	NY-GHO	6	15009	1.47	0.00	JUN -8.13	0.63	0.0 -68.8	0.0	0.0	-57.5	-553.1	9.4
A	LP-GOULD INVSTRS LP (01/09/87)	AS-GLP	8	1079	20.26	0.00	JUN 2.38	49.00	2.6 32.4	20.6	0.0	141.9	11.7	52.9
C	GRUBB & ELLIS (06/10/88)	NY-GBE	11	15932	5.03	0.00	SEP -0.14	4.00	-3.0 0.0	0.0	0.0	-20.5	-2.8	63.7
B	HALLWOOD GROUP (02/13/87)	NY-HWG	10	4656	19.56	1.12 S	OCT 2.30	15.75	0.8 8.6	6.8	7.1	-19.5	11.8	73.3
C	HAMMOND CO	OC-THCO	9	2066	5.66	0.10	SEP 0.36	3.75	0.0 7.1	10.4	2.7	-33.7	6.4	7.7
B	HOVNANIAN ENTR (06/10/88)	AS-HOV	7	20937	4.81	0.00	AUG 1.21	7.63	1.7 -1.6	6.3	0.0	58.5	25.2	159.6
C	INDIANA FNCL INV	OC-IFII	8	971	11.86	0.00	SEP 0.20	5.88	6.8 23.7	29.4	0.0	-50.5	1.7	5.7
C	INTEGRATED RESC (05/13/88)	NY-IRE	11	7528	19.09	0.00	SEP 2.07	13.50	3.8 -18.2	6.5	0.0	-29.3	10.8	101.6
B	LP-INTERSTATE GEN CO (04/08/88)	AS-IGC	8	9900	3.14	0.60	SEP 1.29	6.38	0.0 15.9	4.9	9.4	103.0	41.1	63.1
*	INTL AMER HOMES	OC-HGC	7	7947	3.85	0.00	SEP 0.49	1.50	-14.3 -29.4	3.1	0.0	-61.0	12.7	11.9
B	INTL TECHNOLOGY (09/25/87)	NY-ITX	13	31674	2.09	0.00	SEP -3.77	5.13	13.9 0.0	0.0	0.0	145.2	-180.4	162.3
*	J M PETERS CO INC (11/06/87)	AS-JMP	7	13760	5.15	0.00	NOV 2.85	8.75	6.1 89.2	3.1	0.0	69.9	55.3	120.4
*	JMB REALTY (02/13/87)	OC-JMBRS	L	1423	16.30	4.60	AUG 0.79	16.50	6.5 37.5	20.9	27.9	1.2	4.8	23.5
B	K&S HOME CORP (06/10/88)	NY-KBH	6	27292	7.78	0.30	AUG 1.72	13.50	24.1 63.6	7.8	2.2	73.5	2	

December 23, 1988

RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL	GROUP	SHARES (000)	BOOK VALUE	ANN DIV	EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE FROM NOV 22	FROM JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BK	MKT VAL MIL \$
5/27 Lower	A LOAN AMER FNCL-B	OC-LAFCB	9	1987	7.47	0.00	SEP 0.68	5.13	-6.8	-10.9	7.5	0.0	-31.4	9.1	10.2
	B LOMAS FINANCIAL	NY-LFC	2	29970	8.42	1.40	SEP -1.32	12.38	1.0	-25.0	0.0	11.3	47.0	-18.1	370.9
	C LVI GROUP INC	NY-LVI	13	19779	0.91	0.00	SEP -0.24	2.38	-9.5	-29.6	0.0	0.0	161.0	-26.4	47.0
	C M/I SCROTTSTN RMS	OC-MHO	7	6165	2.76	0.00	SEP 0.74	5.00	11.1	11.1	6.8	0.0	81.2	26.8	30.8
	C MAJOR REALTY	OC-MAJR	7	7320	3.508	0.00	SEP -0.58	10.25	-3.5	6.5	0.0	0.0	192.9	-16.6	75.0
	C MAY DEPT STORES	NY-HA	10	150027	18.51	1.28	OCT 3.26	35.88X	3.4	23.2	11.0	3.6	93.8	17.6	5382.2
	C MCA INC	NY-MCA	10	73017	22.25	0.68	SEP 1.52	45.63X	7.1	32.2	30.0	1.5	105.1	6.8	3331.4
	C MDC HOLDINGS	NY-MDC	6	17394	11.57	0.00	SEP -0.55	2.75	0.0	-54.2	0.0	0.0	-76.2	-4.8	47.8
	B MISSION WEST PR	AS-MSW	7	1499	12.62	0.36	AUG 1.31	9.63	-1.3	32.8	7.3	3.7	-23.7	10.4	14.4
	C MONT RL EST INV	NY-NYM	L	10639	9.268	0.72	SEP 0.55	8.25	1.5	20.0	15.0	8.7	-10.9	5.9	87.8
	C NATIONAL ENTERPRI	NY-NFI	12	7138	1.90	0.00	SEP -0.90	U 1.13	-25.0	-18.2	0.0	0.0	-40.8	-47.4	8.0
	C LP-NATIONAL REALTY	AS-NLP	8	44895	0.48	0.32	SEP -0.29	U 2.25	-10.0	-35.7	0.0	14.2	368.8	-60.4	101.0
	A LP-NEWMALL LAND	NY-NHL	10	19758	6.835	1.20	SEP 2.99	53.75	17.8	79.2	18.0	2.2	687.0	43.8	1062.0
	B LP-NYRTAN L.P.	AS-NVR	6	25005	3.63	0.68	SEP 1.18	6.00	9.1	60.0	5.1	11.3	65.3	32.5	150.0
	A OAKWOOD HOMES	NY-OH	12	5413	9.31	0.08	SEP 0.08	U 6.75	0.0	-8.5	84.4	1.2	-27.5	0.9	36.5
	C ORACLE HOMES-A	AS-OHC.A	7	1936	12.55	0.70	SEP 2.47	10.00	-1.2	23.1	4.0	7.0	-20.3	19.7	19.4
	C ORACLE HOMES-B	AS-OHC.B	7	1913	12.55	0.77	SEP 2.47	9.88	-2.5	31.7	4.0	7.8	-21.3	19.7	18.9
	C PAGESSETTER HOMES	OC-PAGE	7	1465	8.84	0.00	MAR 1.24	4.00	-11.1	-20.0	3.2	0.0	-54.8	14.0	5.9
	C PARKWAY COMPANY	OC-PKY	10	1607	26.03	0.80	SEP 0.79	D 16.00	0.0	8.5	20.3	5.0	-38.5	3.0	25.7
	C PATTEN CORP	NY-PAT	7	16997	4.86	0.12	SEP 0.86	3.63X	-8.6	-21.6	4.2	3.3	-25.4	17.7	61.6
	B PERINI INV PR	AS-PNV	8	3930	-0.995	0.30	JUN 0.62	17.00	9.7	10.6	27.4	3.5	0.0	0.0	66.8
	C PHM CORP	NY-PHM	6	24760	9.34	0.12	SEP 0.07	U 10.63X	13.7	26.9	151.8	1.1	13.8	0.7	263.1
	* LP-PRIME FINCL PTRNR	AS-PPF	11	3933	0.36	0.50	SEP -0.23	D 3.88	0.0	-26.2	0.0	12.9	976.4	-63.9	15.2
	* LP-PRIME TRN INNS LP	NY-PPM	8	4000	16.68	2.00	SEP 0.15	16.88	0.7	5.5	112.5	11.9	1.2	0.9	67.5
	* PRINCEVILLE CORP	OC-PVDC	7	9684	2.59	0.00	AUG -0.06	15.63	3.3	89.4	0.0	0.0	503.3	-2.3	151.3
	* PROPERTY CAPITAL	AS-PCA	L	9915	13.82	1.68	OCT 1.97	21.00X	5.1	7.0	10.7	8.0	52.0	14.3	208.2
	D PUNTA GORDA	AS-PGT	7	2905	-1.67	0.00	SEP -0.63	U 2.25	-5.3	63.6	0.0	0.0	0.0	0.0	6.5
	E VJ-RADICE CORP	NY-RI	7	5811	1.63	0.00	9/7 -3.87	0.50	0.0	-46.7	0.0	0.0	-69.3	-237.4	2.9
	C READING CO	OC-RDCC	8	4957	5.60	0.00	SEP -2.71	U 11.25	0.0	-4.3	0.0	0.0	100.9	-48.4	55.8
	* REALAMERICA CO	OC-RACO	L	3180	5.22	0.00	AUG 1.89	U 4.75	18.8	26.7	2.5	0.0	-9.0	36.2	15.1
	* LP-RED LIONS INNS	AS-RED	8	4574	17.49	2.05	SEP 1.51	14.88	-0.8	14.4	9.9	13.8	-15.0	8.6	68.0
	* LV-RETIREMNT LIV MTG	OC-RLVZ	9	1264	22.72	2.16	JUN 2.05	16.50	0.0	6.5	8.0	13.1	-27.4	9.0	20.9
	* RIDGWOOD PROPS	OC-RWPI	8	740	45.91	0.00	AUG 4.34	U 33.50	-2.2	8.1	7.7	0.0	-17.0	9.5	24.8
	C ROCKWOOD NATL	PS-RNC	7	9785	2.72	0.00	SEP -0.17	D 1.63	-13.3	-23.5	0.0	0.0	-40.3	-6.3	15.9
	A ROUSE CO	OC-ROUS	8	47758	5.475	0.52	S JUN 0.68	24.00X	4.9	23.1	35.3	2.2	338.8	12.4	1146.2
	A RYLAND GROUP	NY-RYL	6	12746	11.54	0.60	U SEP 2.68	19.38	8.4	38.4	7.2	3.1	67.9	23.2	247.0
	* SANTA FE SO PAC	NY-SFX	10	157023	6.18	0.10	SEP 0.22	16.63	3.9	-20.8	75.6	0.6	169.0	3.6	2610.5
	* SCHULT HOMES CORP	OC-SHCO	12	3301	1.41	0.00	SEP -0.11	1.75	0.0	16.7	0.0	0.0	24.1	-7.8	5.8
	C SECURITY CAPITAL	AS-SCG	9	5477	-2.84	0.00	JUN -11.00	0.38	-40.0	-83.3	0.0	0.0	0.0	0.0	2.1
	* LP-SHOPCO LAUPL CTR	AS-SLC	8	4660	8.63	1.08	JUN 0.81	9.75	-1.3	32.2	12.0	11.1	13.0	9.4	45.4
	B SKYLINE CORP	NY-SKY	12	11217	13.09	0.48	S NOV 1.30	U 14.63X	8.2	12.5	11.3	3.3	11.7	9.9	164.0
	D SOUTHLAND FINCL	OC-SFIN	8	16772	4.05	0.00	JUN -2.93	0.75	20.0	-52.0	0.0	0.0	-81.5	-72.3	12.6
	D SOUTHWEST CORP	NY-SM	10	45277	5.99	0.00	SEP -3.90	1.75	-17.6	-62.2	0.0	0.0	-70.8	-65.1	79.2
	D LP-SOUTHWEST RLTY	AS-SHL	8	3442	5.845	0.00	SEP 0.17	0.75	20.0	-50.0	4.4	0.0	-87.2	2.9	2.6
	C STARREIT HOUSING	AS-SH	7	5803	3.72	0.00	SEP 0.48	U 6.00	4.3	-17.2	12.5	0.0	61.3	12.9	34.8
	A LP-STD PACIFIC L.P.	NY-SPP	6	27028	6.45	1.20	SEP 2.02	11.50	-2.1	43.8	5.7	10.4	78.3	31.3	310.8
	C TIERCO GP INC	OC-TIER	8	2126	6.53	0.00	SEP -1.44	4.75	-9.5	-13.6	0.0	0.0	-27.3	-22.1	10.1
	C TOLL BROS	NY-TOL	6	30041	2.21	0.00	OCT 0.80	U 4.75	0.0	-9.5	5.9	0.0	114.9	36.2	142.7
	B LP-UDC-UNIVRSL DEY	NY-UDC	7	9346	7.62	2.40	SEP 3.50	18.88X	1.2	37.3	5.4	12.7	147.7	45.9	176.4
	B UNICOPE AMER	AS-UAC	10	17300	8.46	0.30	SEP -0.36	5.63X	-12.3	9.8	0.0	5.3	-33.5	-4.3	97.3
	C UNION VALLEY CORP	AS-UV	7	4759	4.98	0.00	SEP 0.44	6.63	0.0	17.8	15.1	0.0	33.0	8.8	31.5
	C US HOME CORP	NY-UH	6	39901	4.49	0.00	SEP -1.07	2.13	0.0	-29.2	0.0	0.0	-52.7	-23.8	84.8
	* LP-US REALTY PTRNS	OC-USRLZ	8	1722	17.42	2.26	JUN 2.08	7.50	15.4	-40.0	3.6	30.1	-56.9	11.9	9.2
	* US SHELTER CORP	OC-USSSC	11	9527	-0.72	0.00	SEP -3.01	0.75	0.0	-45.5	0.0	0.0	0.0	0.0	7.1
	* LP-VHS MORTGAGE INV	OC-VMTZ	9	7629	9.07	1.08	S SEP 1.20	7.50	3.4	-9.1	6.3	14.4	-17.3	13.2	57.2
	C VYQUEST INC	AS-VY	12	3522	2.67	0.00	AUG -4.37	1.63	8.3	-13.3	0.0	0.0	-39.1	-163.7	5.7
	C WASHINGTON CORP	PH-TWC.X	7	1869	4.72	0.13	SEP 1.04	D 6.75	-1.8	50.0	6.5	1.9	43.0	22.0	12.6
	C WEBB (DEL) CORP	NY-WBB	10	9229	8.58	0.00	SEP -1.88	13.50	12.5	83.1	0.0	0.0	57.3	-21.9	124.6
	* LP-WINTROP INS MTG	AS-WMI	9	3868	12.60	1.28	SEP 1.67	12.13	2.1	-4.9	7.3	10.6	-3.8	13.3	46.9
	B WRITER CORP	OC-WRTC	7	4118	2.55	0.00	SEP -5.16	D 0.50	-33.3	-68.0	0.0	0.0	-80.4	-202.4	2.1

COMPARATIVE REALTY STOCK GROUP AVERAGE 12/21/88

GROUP NUMBER & NAME	DIV	NON-DIV	TOTAL	SHARE (000)	BOOK VALUE	ANNUAL DIV	EARN ANN	LAST PRICE	% CHANGE NOV 22	FROM JAN 1	P/E RATIO	ANNUAL YIELD	% PR TO BK	RETURN ON BK	MARKET VAL (000)
1 PROPERTY REITS	44	4	48	7722	11.01	0.99	1.16	13.58	-1.3	5.4	11.7	7.3	23.4	10.5	5440.0
2 LEASEBACK REITS	13	0	13	6616	14.28	1.58	1.70	12.88	-1.8	-0.9	7.6	12.3	-9.8	11.9	1267.7
3 PROP & MTG COMB REITS	13	2	15	5268	11.90	1.18	1.08	10.63	-2.2	-0.7	9.9	11.1	-10.6	9.1	842.6
4 MORTGAGE REITS	20	2	22	7785	12.61	1.37	1.05	9.73	-3.7	-13.3	9.3	14.1	-22.9	8.3	1616.6
5 PARTICIPATING MTG REITS	12	0	12	8594	10.88	1.03	0.70	9.10	-0.2	-2.3	13.1	11.3	-16.3	6.4	1212.2
REIT AVERAGE			110	7364	11.82	1.17	1.14	11.84	-1.8	0.4	10.4	9.9	0.1	9.9	10379.0
6 MAJOR HOMEBUILDERS	7	5	12	20791	10.70	0.28	0.58	10.71	4.4	24.3	18.4	2.6	0.1	5.5	2254.9
7 OTHER BLDG/DEVELOPERS	7	24	31	7310	5.72	0.19	0.36	6.16	0.1	15.5	17.2	3.1	7.7	6.3	1357.5
8 INCOME PROP BLDG/OWNR	19	9	28	9208	12.41	0.88	0.59	14.93	1.0	12.7	25.5	5.9	20.3	4.7	3496.7
9 MORTGAGE BANKER/FINANCE	11	4	15	14248	9.92	0.92	0.54	10.93	1.1	0.8	20.3	8.5	10.1	5.4	4933.1
10 DIVERSIFIED RLTY/HOLDING	12	5	17	35603	12.72	0.42	0.56	18.82	5.4	26.8	33.6	2.2	48.0	4.4	15056.0
11 RLTY SVCS/SYNDICATORS	2	6	8	8103	4.51	0.34	-1.56	5.73	0.3	-9.8	0.0	6.0	27.3	-34.7	339.4
12 MANUFACTURED HOUSING	3	5	8	9556	6.90	0.15	0.06	7.77	3.7	17.3	126.8	1.9	12.6	0.9	937.0
13 ASBESTOS ABATEMENT CO	0	4	4	25701	2.24	0.00	-1.34	3.06	4.3	-29.0	0.0	0.0	36.6	-59.8	260.0
OTHER REALTY STOCKS AVERAGE			123	14609	9.09	0.25	0.28	10.91	2.4	14.3	38.6	4.4	20.0	5.3	28634.6
L LIQUIDATING COMPANIES	3	5	8	7361	11.02	0.87	0.28	9.33	3.3	15.0	NC	NC	-15.3	NC	520.2
OVERALL AVERAGE			241	11189	10.38	0.80	0.69	11.35	0.3	7.0	16.5	7.1	9.3	7.7	39533.8
DOW JONES INDUSTRIALS							181.04	2164.64	4.2	11.6	12.0	3.7			
STANDARD & POOR'S 500							22.73	277.38	3.8	12.3	12.2	3.7			
DOW JONES UTILITIES							16.49	184.57	1.0	5.4	11.2	8.2			

SYMBOLS & ABBREVIATIONS

RANKINGS: "A" (highest) to "E" lowest. "*" = Not Ranked.
 New EPS or Dividend: U=Up, D=Down, S=Unchanged, I=Initial.
 \$ = Net Cash Flow (EPS plus noncash charges less mortgage payments). @=Gross Cash Flow. Book value for cash flow entities includes accum. depreciation. Last bid prices used for OTC.
 P=Paired stock. S=Current appraised value reported; see p. 3.
 F=Finite life REIT. LP=Limited partnership. L=Liquidating.

VJ=In bankruptcy reorganization.

ADJUSTED: Washington REIT 3-for-2 paid 12/16/88. NAME CHANGE: Johnston-American Co. to The Consolidated Companies. MERGED: Lending Institutional Properties Trust V into Lending Pacific Fund. GROUP CHANGE: JMB REALTY TRUST, MONTY REAL ESTATE INVESTORS, PROPERTY CAPITAL TRUST and REALAMERICA CO. to Liquidating Companies.